

**HISTORIC LANDMARK COMMISSION**  
**MAY 21, 2012**  
**NATIONAL REGISTER HISTORIC DISTRICT**  
**NRD-2012-0052**  
**Clarksville**  
**1710 W. 10<sup>th</sup> Street**

**PROPOSAL**

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Reconfigure two existing c. 1938-1940, 446 sq. ft. houses the existing lot and construct a new 2,844 sq. ft. house.

**RESEARCH**

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The existing houses were constructed c. 1938-40 when they and four other identical houses were constructed at 1710 W. 10<sup>th</sup> Street and 1711 W. 11<sup>th</sup> Street. The houses were likely all constructed to be residential rentals for the working class, African-American population of the Clarksville neighborhood. Two units faced W. 10<sup>th</sup> and W. 11<sup>th</sup> Streets and the remaining four faced the side property line. Both addresses were divided into units A, B, and C. The remaining two units, B & C, both appear to have minimal alterations. Unit A was demolished sometime after 2000.

1710 W. 10<sup>th</sup> had numerous tenants, most of whom were working class with such occupations as laborer, painter, maid, driver, shoe shine, and various construction trades. The tenants with the longest residence are Edwin and Willie Edwards who lived in unit A from about 1942 until approximately 1967. Edwin Edwards was a laborer, porter, bricklayer, motor maker, and plasterer. This enclave of rental units represents both the architectural style and demographics characteristic of the history of the Clarksville neighborhood.

**PROJECT SPECIFICATIONS**

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The existing houses are approximately 445 sq. ft., one-story, side-gabled, with hall and parlor plans, board and batten siding, 4:4, double-hung, wood windows, and corrugated, metal roofs. Both have raised, partial-width, porches with shed roofs supported by squared posts.

The applicant proposes to move the two units and locate them toward the front of the lot facing the street, and construct a small connector to create one residential unit. The connection will be set back from the front façade to minimize its visibility. Roofing material will be replaced with Five-V 26 gauge metal in Galvalume color, front and side windows will be rehabilitated, doors will be replaced with period appropriate new doors, and all board and batten siding will be repaired, and replaced with like material as needed.

The applicant further proposes to construct a new 2,844 sq. ft., two-story home at the rear of the property. The house will be accessible from a side loaded driveway. The new home will be of contemporary design, but will have architectural features that reference traditional design elements including board and batten, as well as horizontal, siding. Other materials utilized will be double-hung vinyl windows and dimensional composition shingle roofing in a weathered wood color.

**STANDARDS FOR REVIEW**

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The existing property is contributing to the Clarksville National Register Historic District. The Clarksville National Register Historic District has no design guidelines for additions or new construction. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The reconfiguration of the two units to create one dwelling at the front of the property is a creative way to maintain the structures in productive use and is compatible with the character of the National Register District. Further the construction of a new structure at the rear of the property has minimal impact on the appearance of the historic rehabilitated buildings, and the surrounding neighborhood.

**COMMITTEE RECOMMENDATIONS**

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Concept maintains streetscape and historic character of the district to greatest extent possible. Maintain as much historic fabric as possible.

**STAFF RECOMMENDATION**

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Release the permit per the proposed design.

PHOTOS

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OCCUPANCY HISTORY  
1710 W. 10<sup>th</sup> Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office  
April 2012

- 1990      A - Blanche Higgins  
              No occupation listed.
- B - Linda Huvley  
              Not listed in name directory.
- C - Imosencio Mendoza  
              No occupation listed.
- 1985-86   A - Blanche Higgins  
              No occupation listed.
- B - Leonore Gonzalez  
              Janitor
- C - Enrique & Lupe Mendoza  
              Laborer
- 1980      A - Pete & Leonore Gonzalez  
              Painter
- B - Vacant
- C - Vacant
- 1975      A - Pete & Leonore Gonzales  
              Painter, Covert Buick.
- B - Rebecca M. Johnson  
              No occupation listed.
- C - Carlos & Maria Medoza  
              No occupation listed.
- 1971      A - Pete & Leonore Gonzales  
              Painter, Covert Buick.
- B - Rebecca M. Johnson  
              No occupation listed.
- C - Tony Speda  
              Not listed in name directory.

Note: Eddie & Willie M. Edwards listed as residing at 1183 Coletto Street

- 1967 A - Eddie & Willie M. Edwards  
Laborer
- B - Rebecca M. Johnson  
No occupation listed.
- C - Philip V. & Trinidad Luna  
Cabinet Maker, Precision Wood Prod.
- 1963 A - Eddie & Willie M. Edwards  
Laborer
- B - Rebecca M. Johnson  
Maid, 4209 Avenue F
- C - Philip V. Luna  
Junior Stockman, Handy Andy
- 1961 A - Eddie & Willie M. Edwards  
Plasterer
- B - Rebecca M. Johnson  
Maid
- C - Philip V. & Trinidad Luna  
Stockman, Handy Andy & Mechanic, Precision Wood Prod.
- 1959 A - Eddie & Willie M. Edwards  
Plasterer, R.A. Mullineaux
- B - Jessie Barrientes  
Laborer
- C - John M. & Jaete M. Pesina  
Yardman, Fred Adders
- 1957 A - Eddie & Willie M. Edwards  
Motor Maker, State Hospital
- B - Claudio & Patsy Lavya  
Driver
- C - John & Christine Rodriguez  
Laborer, Yarborough Construction Co.
- 1954 A - Eddie & Willie M. Edwards  
Bricklayer

- B - Memeico Cararez
- C - Vacant
- 1952 A - Eddie & Willie M. Edwards  
No occupation listed.
- B - Jessie Campbell  
Maid
- C - Booker T. & Alletra Allen  
Porter, Standford Furniture
- 1949 A - Eddie & Willie M. Edwards  
Laborer
- B - Jesse & Birdie D. Campbell  
Yard Worker
- C - Booker T. & Alletra Allen  
Porter, Standford Furniture
- 1947 A - Eddie & Willie M. Edwards  
Porter, Renfro Drug
- B - Jesse & Bertie Campbell  
Shoe Shiner.
- C - Leon & Pearl Mackie  
Laborer, Austin Transport Co.
- 1944-45 A - Eddie & Willie M. Edwards  
Porter, Renfro Drug
- B - Arthur L. & Myrtle Campbell (+2)  
Porter
- C - Leon & Pearl Mackie  
Farmer
- 1942 A - Eddie & Willie M. Edwards  
Laborer
- B - Jason & Lizzie McDonald  
Helper, NO Nelson Co.
- C - William & Gertrude Fleming  
Laborer
- 1940 A - Sonoma Talley  
Instructor, Samuel Huston College

- B - Benjamin & Reola Ellis (+2)  
No occupation listed.
- C - Wade & Cora Ralph  
No occupation listed.
- 1939 Ellis & Etherine Freeman, tenant  
Driver, John L. Martin
- 1937 Daniel and Gertrude Bolden, tenant  
No occupation listed.
- 1935 No listing for address

**WATER SERVICE PERMIT**  
Austin, Texas

No. 11457-A

Received of C. R. Wilkerson Date Nov 22, 1938

Address 1710-A W 10th

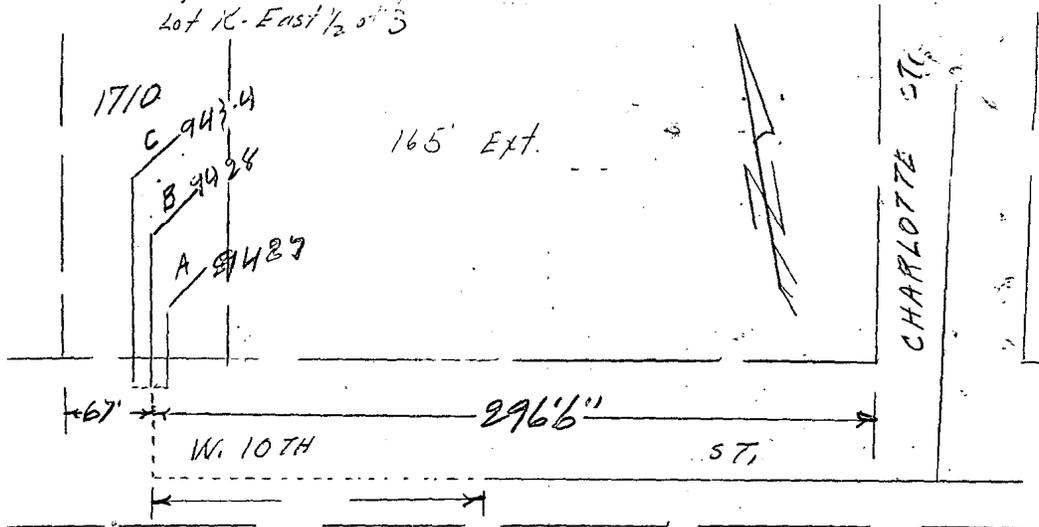
Amount Two and 50/100 - - \$ 2.50

Plumber Wattinger Size of Tap 1/2"

Date of Connection	<u>12/17/38</u>	
Size of Tap Made	<u>3/4"</u>	
Size Service Made	<u>3/4"</u>	
Size Main Tapped	<u>1"</u>	
From Front Prop. Line to Curb Cock	<u>0 N.P.</u>	
From <u>M</u> Prop. Line to Curb Cock	<u>67'</u>	
Location of Meter	<u>0 N.P.</u>	
Type of Box	<u>18 X 20"</u>	
Depth of Main in St.	<u>2'</u>	
Depth of Service Line	<u>2'</u>	
From Curb Cock to Tap on Main	<u>14'</u>	
Checked by Engr. Dept.	<u>6-13-39</u>	

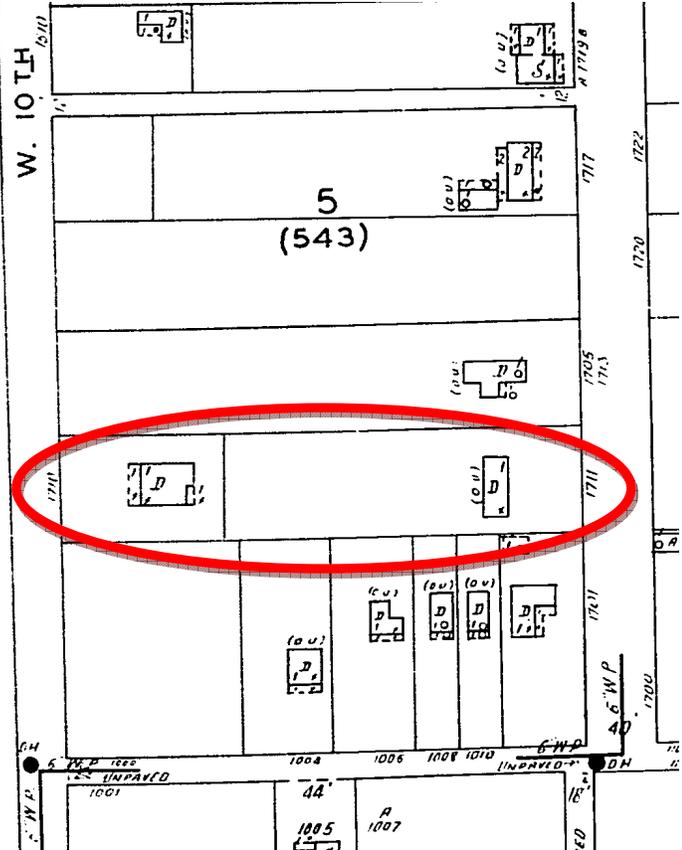
No. Fittings	Size	
3	Curb Cock	5/8"
2	Elbow	3/4"
2	Stop-Elbow	1/2" X 1/2"
1	Bushing	1/4" X 1/2"
4	Reducer	1/2" SLEEVES
14	Pipe	1"
1	Lead Comp.	1" STOP
3	Nipples	1/2" X 1/2"
1	Union	1"
2	Tees	1/2" NIP
3	Stop	BOX-NIP LIDS
1	Box	18 X 20"
1	Lid	"
1	Valves	1/2" X 1/2"
	Job No.	<u>6-13-39</u>
	Req. No.	<u>BENSON</u>

**INDEXED**

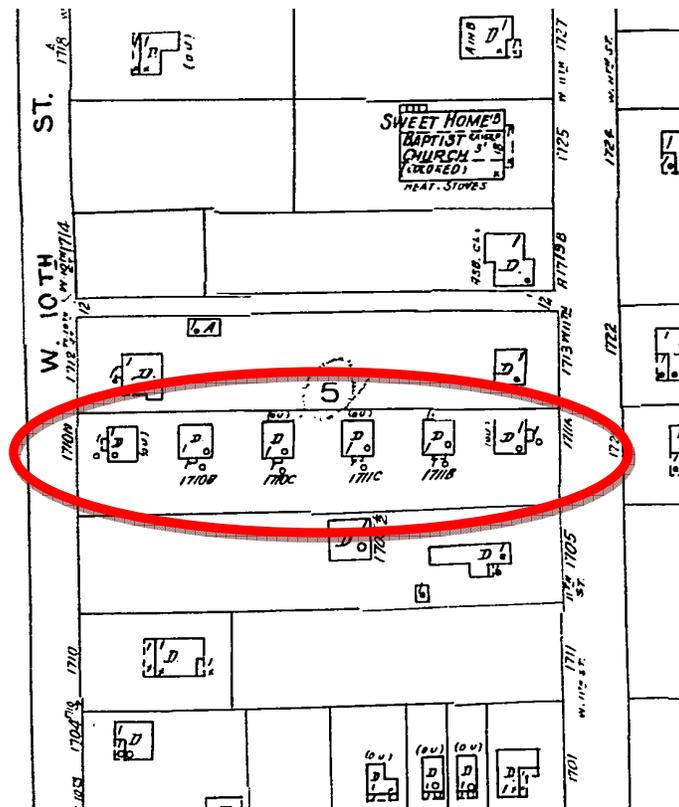


1938 Water Service Permit for 1710 W. 10th Street, units A, B, C.

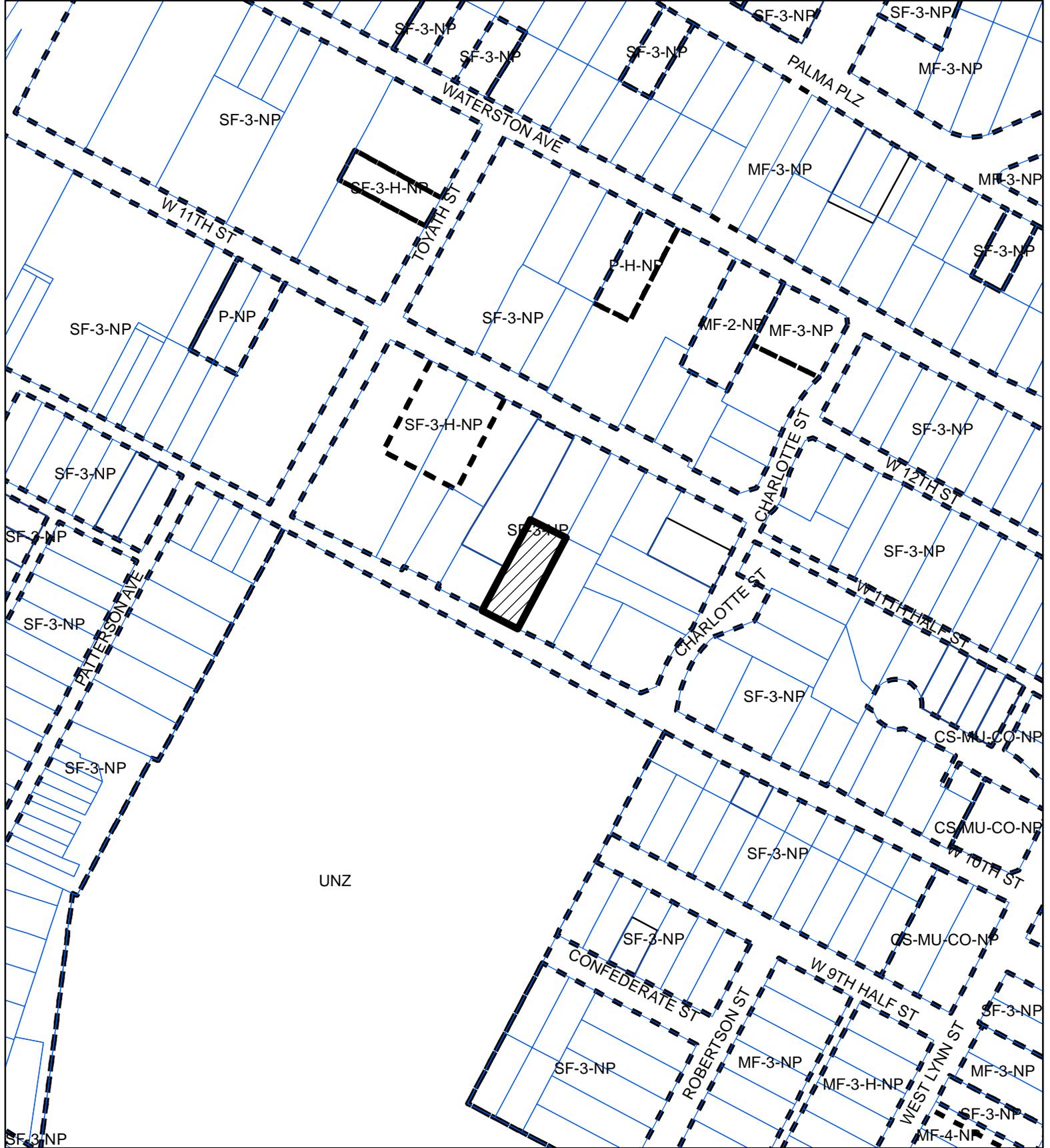
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1935 Sanborn Map



1961 Update of 1935 Sanborn Map



UNZ

**NATIONAL REGISTER DISTRICT**

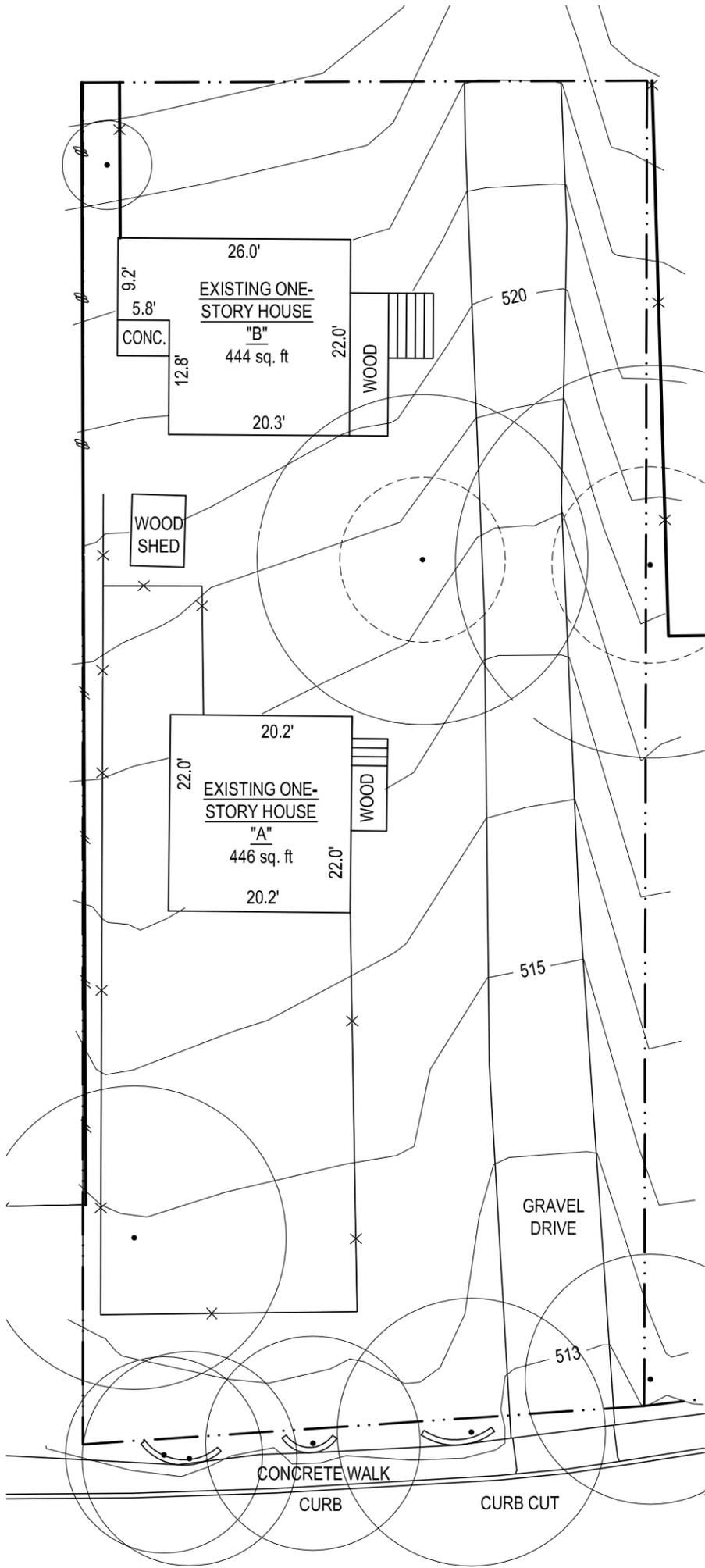


-  SUBJECT TRACT
-  ZONING BOUNDARY

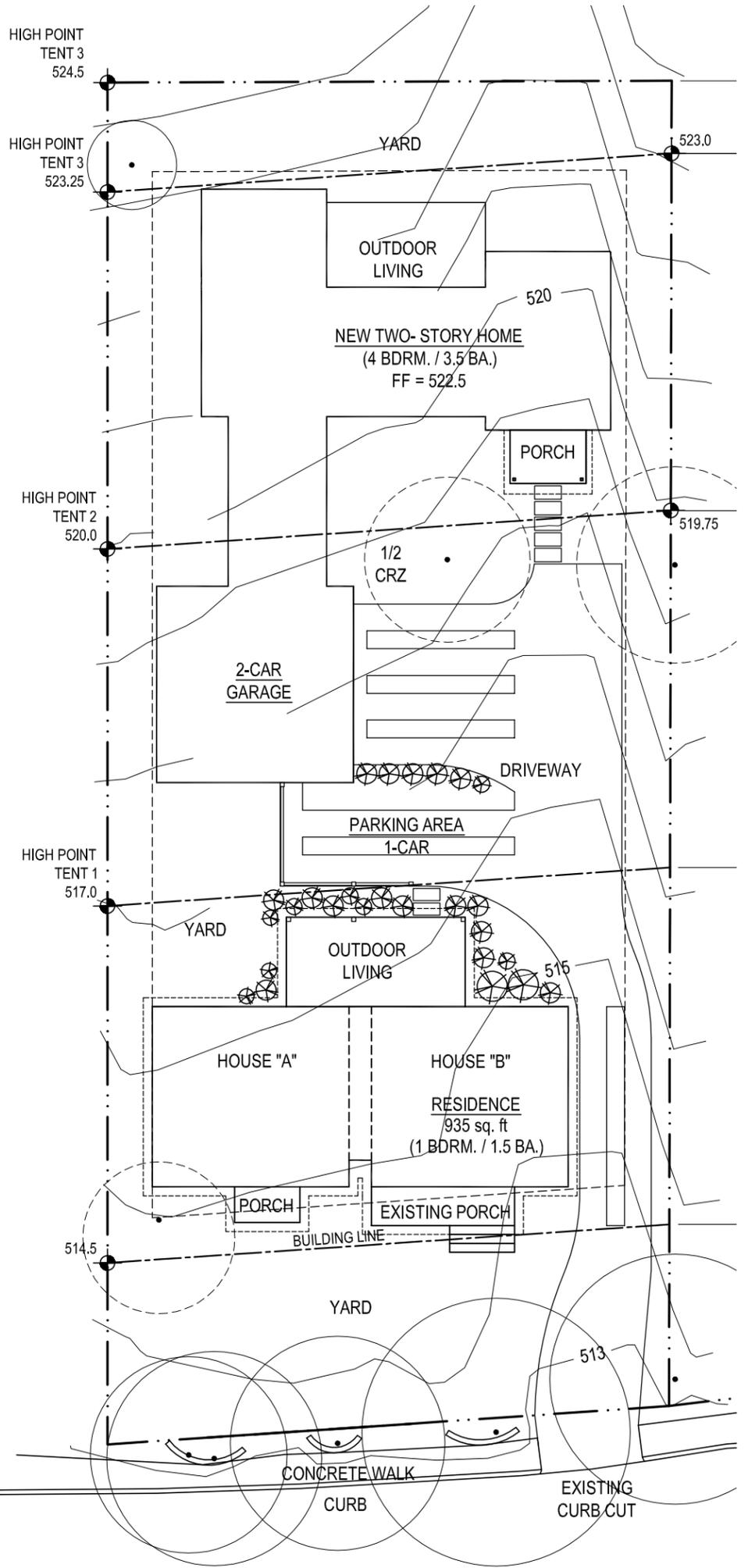
CASE#: NRD-2012-0052  
 LOCATION: 1710 W 10TH SREET  
 GRID: H 23  
 MANAGER: ALYSON MCGEE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Existing Site Plan  
 SCALE: 1/16" = 1'-0"



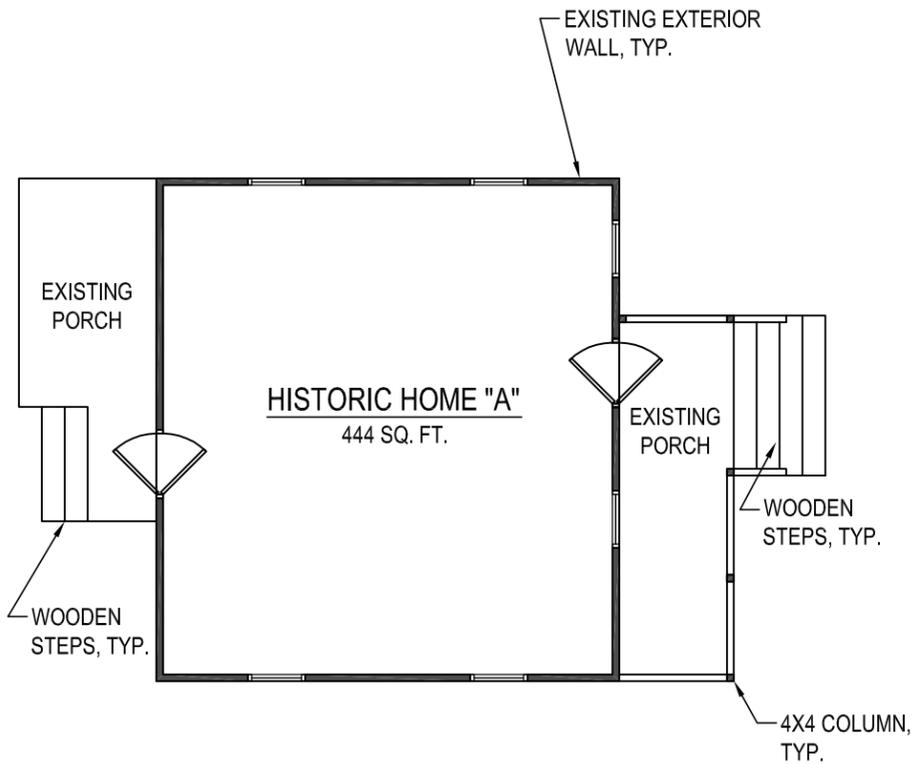
Proposed Site Plan  
 SCALE: 1/16" = 1'-0"



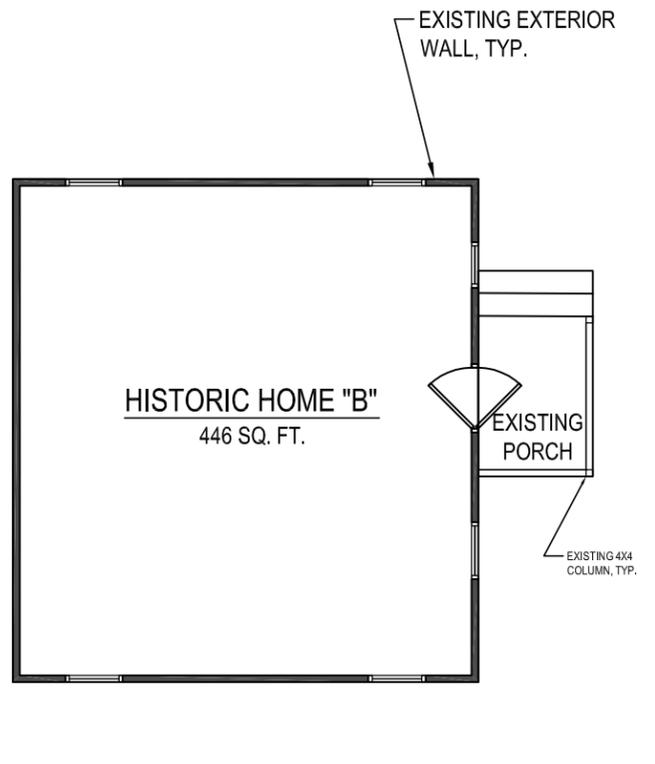
hatch+ulland owen  
 architects  
 702 San Antonio Street  
 Austin, Texas 78701  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoaarchitects.com

**Eix & Blackwell Project**  
 Historic Home on 1710 W. 10th Street  
 Austin, Texas 78703

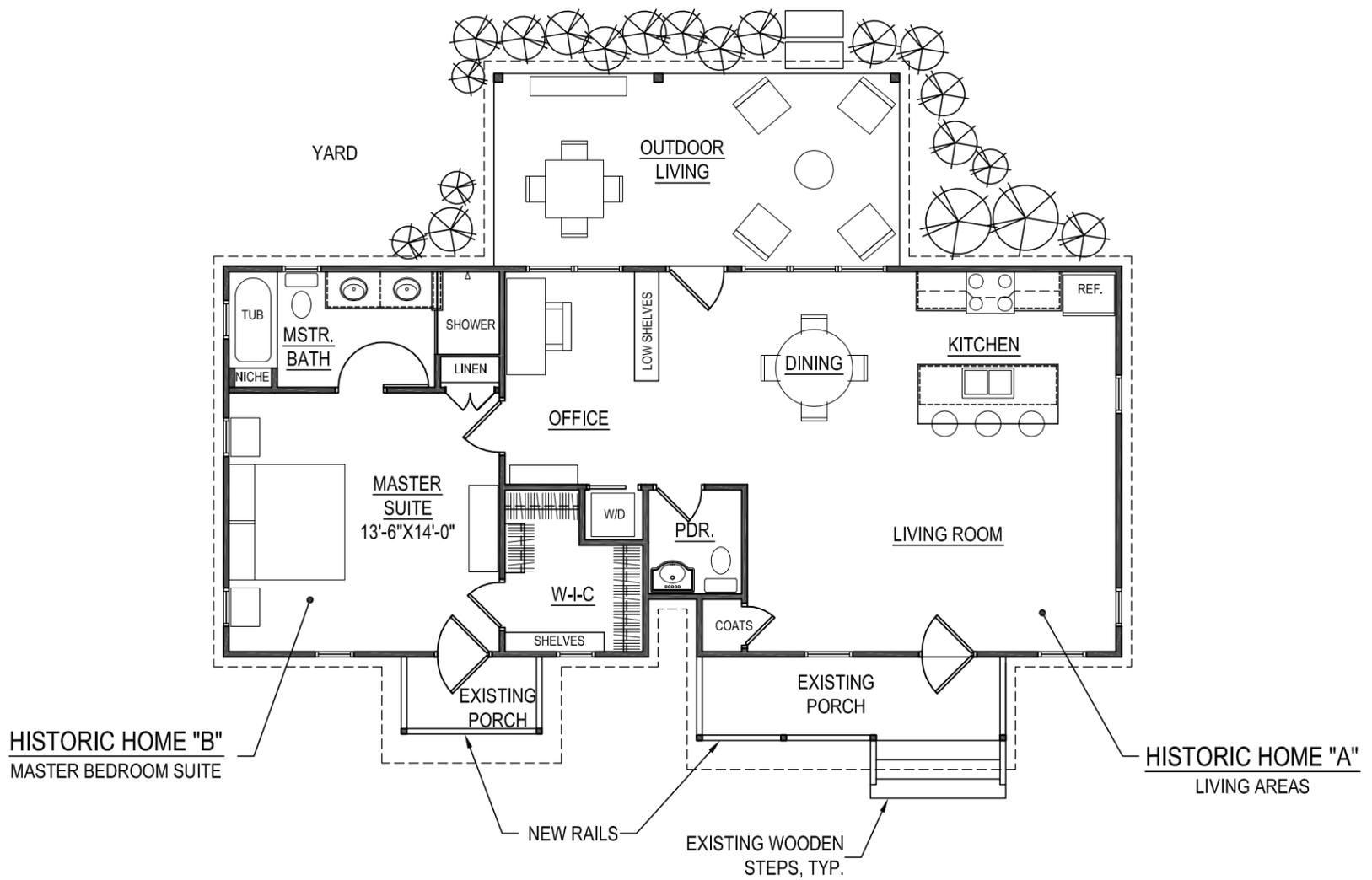
<b>Project Number:</b>	12-030
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Historic Home "A" Floor Plan  
SCALE: 1/16" = 1'-0"



Historic Home "B" Floor Plan  
SCALE: 1/16" = 1'-0"



HISTORIC HOME "B"  
MASTER BEDROOM SUITE

HISTORIC HOME "A"  
LIVING AREAS

Proposed Floor Plan  
SCALE: 1/8" = 1'-0"



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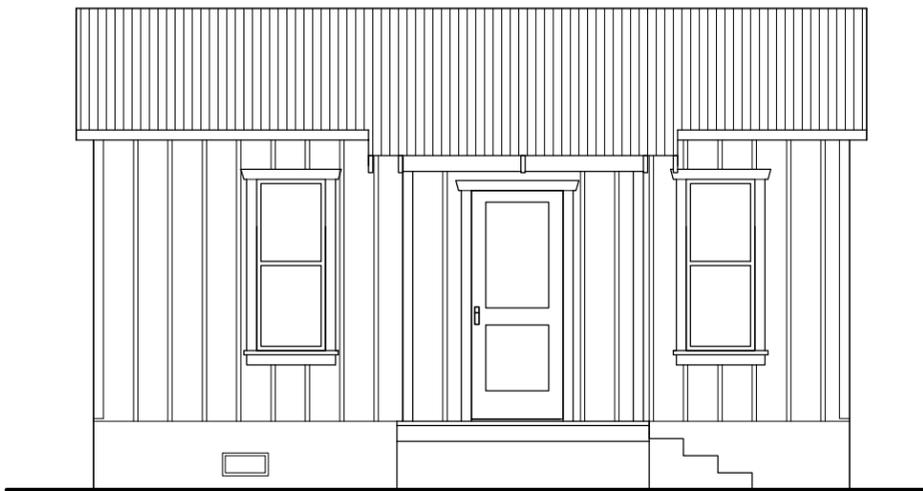
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**Page:**



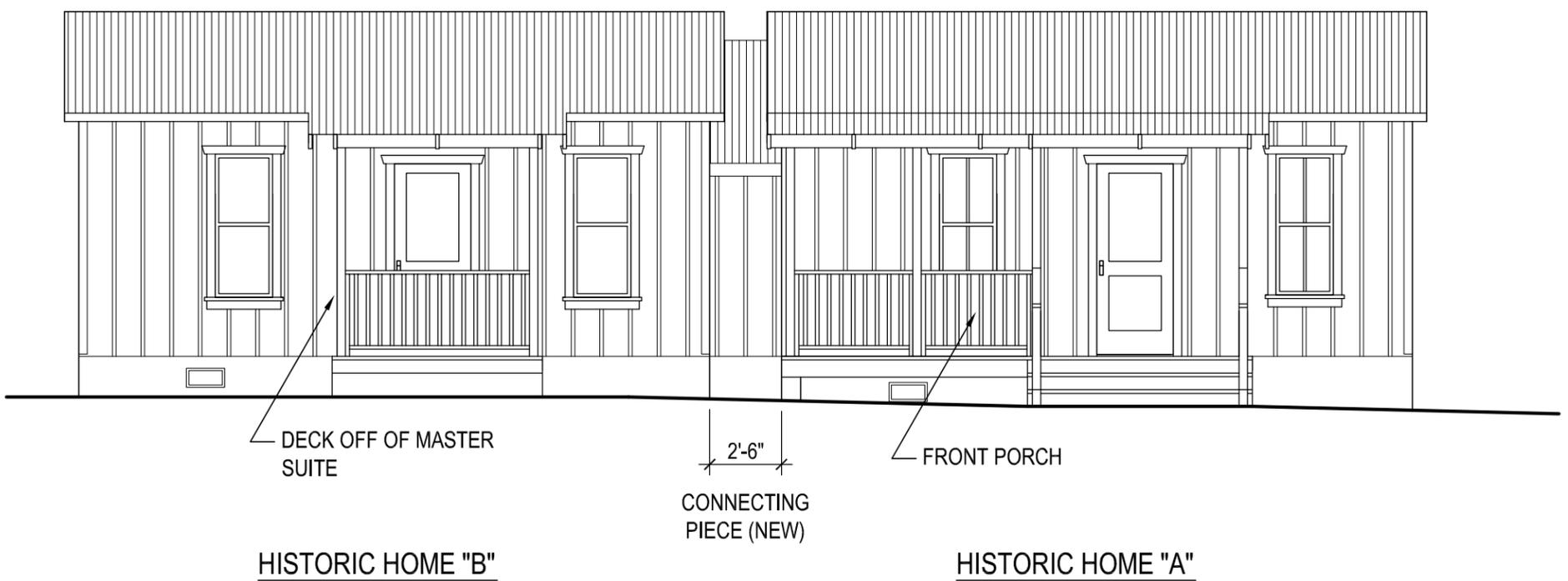
**Historic Home A: Existing Front Elevation**

SCALE: 3/16" = 1'-0"



**Historic Home B: Existing Front Elevation**

SCALE: 3/16" = 1'-0"



**Front (South) Elevation**

SCALE: 3/16" = 1'-0"



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Lower Floor Plan

SCALE: 1/8" = 1'-0"



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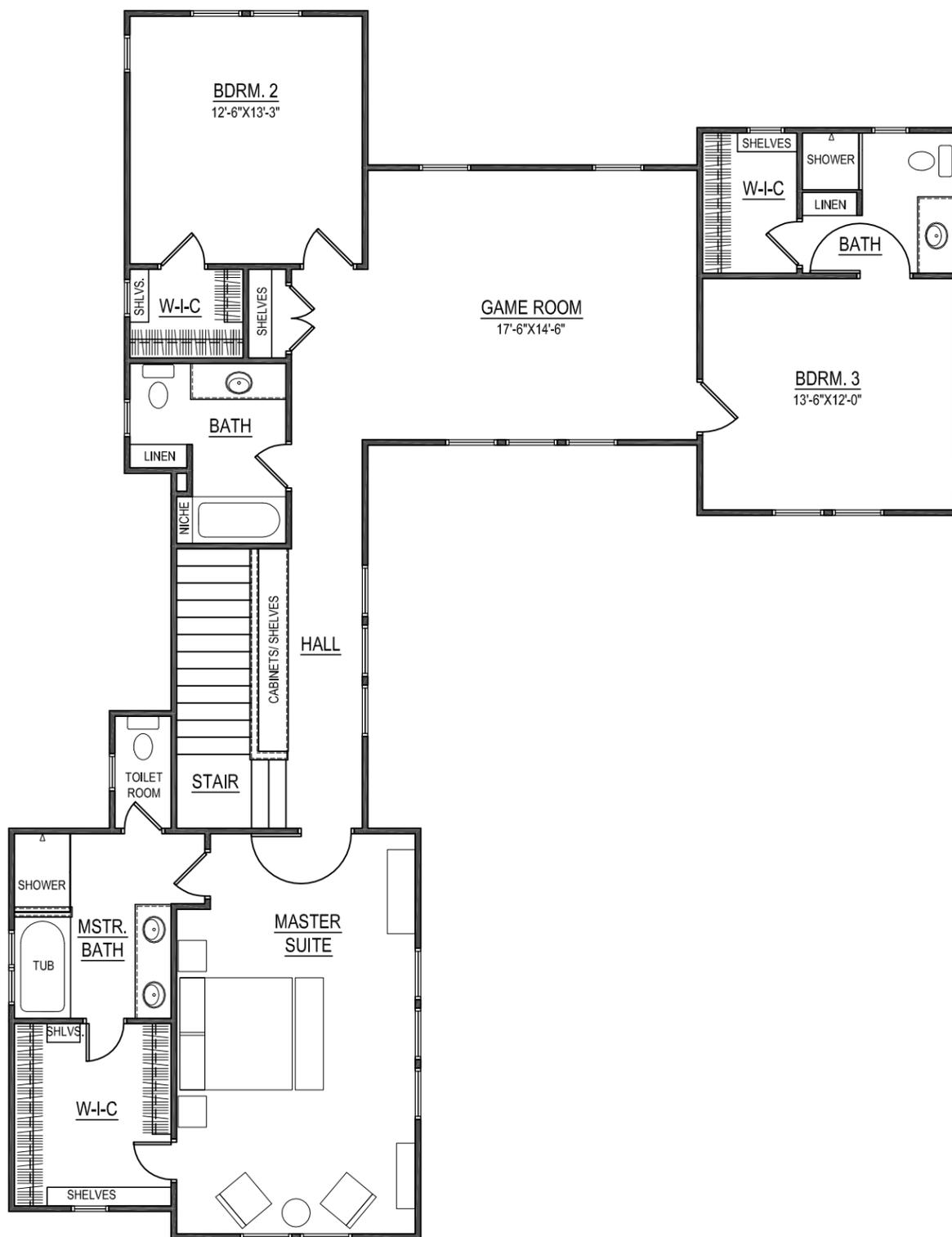
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Front (South) Elevation

SCALE: 1/8" = 1'-0"



Upper Floor Plan

SCALE: 1/8" = 1'-0"



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